



COMPREHENSIVE PLAN/ZONING AUDIT: [Environmental, Historic Resources & Sustainability](#)

Use form to provide key audit information: 1) Review both the 2001 and 2019 Comp Plan to note policy gaps and issues not addressed. 2) Review three ordinance documents (Zoning, FSM, LSDO) to determine existence or levels of enforcement for policies/issues. Use Section (§) references where applicable. 3) Describe Issue and Recommendations. Links to key documents: [2019 Comp Plan](#), [2001 Comp Plan \(RGP\)](#), [CPAM Revisions to the 2001 RGP](#), [Facilities Standards Manual \(FSM\)](#), [Land Subdivision & Development Ordinance \(LSDO\)](#).

1. Comp Plan Policy or Issue Area (2001 & 2019)	2a. Zoning Ordinance § Reference or N/A (Brief text or summary)	2b. Facilities Standards Manual § Reference or N/A (Brief text or summary)	2c. Land Subdivision & Dev. Ordinance § Reference or N/A (Brief text or summary)	3. Issue Description / Recommendations
<p>NEHR Policy 1: Provide protection for natural, environmental, and heritage resources.</p> <p>Strategy 1.1 Mechanisms</p> <p>Action: A, B, C: Map & Identify those properties that are not conducive to development & protect</p> <p>Actions E, G, H, I: are supportive, interrelated mechanisms</p>	<p>1-102 L</p> <p>Inadequate, needs more specifics</p>	<p>N/A</p>	<p>Not reviewed yet</p>	<p>Issues:</p> <ul style="list-style-type: none"> • Vague language in 1-102 L • No mechanism currently in use <p>Recommendations:</p> <p>To help accomplish actions under this policy</p> <ul style="list-style-type: none"> • Start by creating the map of the interrelated environmental, natural and heritage resources <ul style="list-style-type: none"> ○ Provide a mechanism to require evaluation of these existing resources onsite • Revamp criteria and fund PDR program (no ordinance needed) • Create TDR ordinance including sending & receiving areas, criteria and process <ul style="list-style-type: none"> ○ Require analysis of impact of TDR on the specific application and accomplishing desired goals • Establish an environmental commission for reviews <p>Provide rural performance standards that factor in overlay zones and avoidance of natural resources including prime soils in calculating density.</p>
<p>NEHR Policy 1: Provide protection for natural, environmental, and heritage resources.</p> <p>Strategy 1.1 Mechanisms</p> <p>Action: C Adopt ZO Regs & devel standards to ID resources to protect and develop around during land development.</p> <p>NEHR Policy 1: Strategy 1.1</p> <p>Actions D, F, J: Supportive, interrelated mechanisms</p>	<p>N/A for conservation design approach</p> <p>1-102 L</p> <p>Closest consideration:</p> <p>4-2100 Village Conservation Overlay</p> <p>5-1500 F.(f)</p> <p>5-1508 D.(f)</p> <p>6-1613 A.1</p>	<p>Previous Environmental and Cultural Resources Existing Conditions Plat section (7.800) was deleted.</p> <p>8.106.B.2.b and 8.102.B.6 on subdivisions.</p> <p>7.300.A.4 b</p> <p>Tree conservation</p>	<p>Codified ordinances</p> <p>848.055</p> <p>Use Value Assessment. (VA code 58.1-3230 <i>et seq.</i>)</p>	<p>Issues:</p> <ul style="list-style-type: none"> • No mechanism currently in use • Needs enforcement • No indication of how to proceed if these resources are identified • Limited application (only on very steep slopes needing SPEX) • Does not define minimal impacts or eliminating impacts or improving conditions. • Why omit stand of Virginia Pine in FSM (1.a.i)? <p>Recommendations:</p> <ul style="list-style-type: none"> • Restore existing conditions mapping requirement for both ZO and FSM to achieve conservation design. • Review other counties' similar requirements—PW and Clarke, Stafford

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	Inadequate, needs revision	NOTE: Envir. Site Design language helpful, not enough		<ul style="list-style-type: none"> Needs to apply everywhere. Add “habitats” – these are identified as “element occurrences” along with species by the DCR Natural Heritage Office In FSM add “Certified Ecologist” to list of qualified experts. The Ecological Society of America has a rigorous certification process. Expand on the Use Value program. Write other methods into zoning/FSM. Include rare and endangered species and habitats and their protection as a special case Incorporate treatment plan for any existing historic resource with penalty for neglect/inappropriate care. Require Planning Commission to obtain comments and advice from the Heritage Commission when heritage resources are involved. Expand CAPP control in historic districts Protection again destruction and encroachment requires regular and routine enforcement, not complaint based enforcement
NEHR Policy 1: Strategy 1.1 Action G: Retain conservation easements				Issues: <ul style="list-style-type: none"> Stewardship of county held easements is inadequate. Recommendation: Implement a stewardship program
NEHR Policy 1: Strategy 1.3 Action A: Act as a leader, set examples, provide incentives	Alternative Methods standards, Incentives 2-1006, Rt 28 section	Are new state stormwater regs adequate?		Issues: <ul style="list-style-type: none"> County leadership inadequate, Incentives largely ineffective Recommendations: <ul style="list-style-type: none"> County task-force provide list of examples to set Review to understand existing language and reasons why it hasn’t worked to determine potential improvements.
NEHR Policy 1: Strategy 1.4 Link resources in recreational corridors	N/A today.	N/A today		Issues: <ul style="list-style-type: none"> Recreational corridors largely non-existent today Recommendations: <ul style="list-style-type: none"> Define linear parks and trails regulations and ensure donation with legislative applications On a separate track, come up with funding sources, plan for getting grants to acquire parkland and develop trails.
NEHR Policy 1: Strategy 1.4	6-1092 6-1803.F			Issues:

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Action A.iv: Prioritize protection of priority open space including properties recognized by Federal, State and County organizations				<ul style="list-style-type: none"> Lack of information regarding priority open space at other government levels Recommendations: One example- County should recognize properties already recognized by NPS in its published work: Civil War Battles of Aldie Middleburg and Upperville.
RSCR Policy 2: Protect natural ecosystems, restore water quality for healthy surface and groundwater resources				Overall Issue: <ul style="list-style-type: none"> Increasing imperviousness is a problem throughout the county; particularly in the rural areas. Recommendation: <ul style="list-style-type: none"> Require higher standards to protect groundwater recharge, manage stormwater effectively Provide standards to minimize increase in impervious cover Provide regulations/incentives to decrease impervious cover <ul style="list-style-type: none"> Stormwater utility or % allocation of general fund to work with willing landowners Explore incentives and appropriate regulations to use Smart Pond technology to improve stormwater management and reduce storm-related pollution. Add Chesapeake Bay Professional Landscape Certification as a requirement for any professional who develops landscape plans for development purposes.
RSCR Policy 2: Protect natural ecosystems, restore water quality for healthy surface and groundwater resources: Strategy2.2	5-1100 Scenic Creek Valley Buffers are inadequate for new Comp Plan 4-1500	5-400 Section needs strengthening		Issues: <ul style="list-style-type: none"> Scenic Creek Valley buffers inadequate No RSCR overlay currently Recommendations: <ul style="list-style-type: none"> Increase buffer width per Comp Plan Utilize a RSCR overlay district- consider Fairfax examples Create a new FP study category for planting trees in Riparian Zones to overcome existing limitations Improve regs to reduce % of disturbance allowed in FP
RSCR Policy 2: Strategy 2.1 Action I Mitigation Banks within LoCo.	N/A	N/A		Issues: <ul style="list-style-type: none"> State law changes discouraged county from asking developers to use wetland banks in Loudoun Loudoun County's own development (roads, bldgs, schools) is being mitigated outside of Loudoun

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				<p>Recommendations:</p> <ul style="list-style-type: none"> Lobby GA to revise state law to allow county to discuss local mitigation <p>Need to require in-county mitigation for County projects, and explore offering mitigation on County property as an incentive for in-county wetland and stream banks</p>
<p>RSCR Policy 2: Strategy 2.2 Action C Incentivize property owners to protect & maintain 100 ft buffer</p>	<p>No incentive language</p>	<p>N/A</p>		<p>Issues:</p> <ul style="list-style-type: none"> Currently no hook for incentivizing non-developing landowners to maintain 100 ft buffers on streams <p>Recommendations:</p> <ul style="list-style-type: none"> Consider reduced tax rate on land for maintaining buffers as incentive—with specific actions required. % allocated from general fund to work with willing landowners
<p>RSCR Policy 2: Strategy 2.3 Protect and improve stream and watershed health Action A: Develop standards</p>				<p>Issues:</p> <ul style="list-style-type: none"> As greenfield development goes up, stream and watershed health go down. Continuing to reduce ecosystem health and thereby beneficial services is not sustainable. <p>Recommendations:</p> <ul style="list-style-type: none"> Consider performance standards that are determined/managed on a subwatershed basis. <ul style="list-style-type: none"> Standards that limit impervious cover increase Standards that limit removal or incentivize retention of native vegetation. <p>Calculate density based on performance standards.</p>
<p>RSCR Policy 2: Strategy 2.3 Action C: Establish incentives/funding for reforestation & SWM BMPs</p>				<p>Issue:</p> <ul style="list-style-type: none"> Need more public engagement to help local environment & to meet WIP3 commitments <p>Recommendation:</p> <ul style="list-style-type: none"> % allocated from general fund to work with willing landowners <p>Consider reduced tax rate on land for maintaining buffers as incentive—with specific actions required</p>
<p>RSCR Policy 2: Strategy 2.3 Action F This needs a work-around solution</p>	<p>ZO must have mechanism to be stronger than CP</p>	<p>Needs strengthening</p>		<p>Issues:</p> <ul style="list-style-type: none"> FEMA won't allow planting in floodplain without expensive floodplain studies, effectively halting voluntary riparian plantings <p>Recommendations:</p> <p>County provide the needed studies to restart riparian buffer plantings.</p>

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RSCR Policy 2: Strategy 2.4 Action E: Collaborative partnerships	N/A	N/A		<p>Issues:</p> <ul style="list-style-type: none"> • Need more public engagement to help local environment and to reach WIP3 commitments <p>Recommendations: Should be a priority--mostly outside of regulatory docs—working with community instead to restart community partnership initiatives</p>
RSCR Policy 2: Strategy 2.5 Protect rivers and public drinking water supplies	Needs strengthening Look at CR lot standards for water & sewer	Needs review & strengthening		<p>Issues:</p> <ul style="list-style-type: none"> • Cleaning up public drinking water is costly <p>Recommendations: Need initiative/agreements to create community-based Source Water Protection Plans, coordinating with Loudoun Water.</p>
RSCR Policy 2: Strategy 2.5 Action A: Protect Reservoirs, streams, etc with 300 ft no-build buffer & 1000 ft buffer				<p>Issues:</p> <ul style="list-style-type: none"> • Consider how Linear Parks and Trails could be included as part of these buffers and priority open space <p>Use development bonus and/or other appropriate incentives</p>
RSCR Policy 2: Strategy 2.6 Preserve and protect groundwater quantity and quality Action A: Comprehensive protection strategy Actions B-I: should be part of A.				<p>Issues:</p> <ul style="list-style-type: none"> • Current practices are not enough and are not integrated effectively to protect existing users for today and the long term <p>Recommendations:</p> <ul style="list-style-type: none"> • Actions B through I would all be part of a comprehensive strategy • Use performance standards as limiting factors in density calculations • Consider elements of the strategy like Action I, to tie surface and groundwater standards and protections together <p>Remove all loopholes to requirement for hydrogeological studies</p>
SGR Policy3: Protect soils, steep slopes, mountainsides Strategy 3.2 Protect Prime Farmland Soils	N/A Prime Soils term not present 5-657	N/A term not present		<p>Issues:</p> <ul style="list-style-type: none"> • Can't protect without language that addresses it. • Need more specifics re: development avoidance <p>Recommendations: Address stockpiling more effectively 5-657</p>
SGR Policy 3: Strategy 3.3 Protect ridgelines, slopes, mountainsides	4-1600, 4-1900, 5-1508	Ridgelines? Mountainsides, Slopes referenced		<p>Issues:</p> <ul style="list-style-type: none"> • Mountainside protection is inadequate and difficult to enforce. <p>Recommendations:</p> <ul style="list-style-type: none"> • Consider using elevation as had existed in the ordinance previously • Provide limitations to ensure that former woodlots are not converted to development lots

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				<ul style="list-style-type: none"> Add provision of linear parks and trails to the purpose and intent of 4-1601 section of the ordinance.
<p>FTV Policy 4: Forests, Trees, Vegetation Protect for inherent value re: environment habitat, stormwater and community benefits</p>	<p>Language re: native plants N/A No ecosystem benefits addressed 5-1300 Tree planting & replacement 5-1404 Buffer Yards (little to be done here probably) consider HOA review</p>	<p>Limited native plant language</p>		<p>Issues:</p> <ul style="list-style-type: none"> Vegetation is treated more like decoration or means to provide screening/buffering than as the valuable resources it provides <p>Recommendations:</p> <ul style="list-style-type: none"> Need to strengthen 5-1408 General Landscape Provisions Demonstrate a holistic, integrated approach to inter parcel habitat connections <p>Address tree planting benefits more specifically and directly re: riparian plantings, consider what incentives there may be</p>
<p>FTV Policy 4, Strategy 4.1: Preserve, protect, and manage forest resources for their economic and environmental benefits. Action A. Require applicants to submit a Tree Cover Inventory...where applicable...a Tree Conservation Plan...should Demonstrate... long-term sustainability... address the removal and monitoring of invasive woody vegetation and insects.</p>	<p>Division D: Landscaping, Buffering and Tree Preservation 5-1303 Canopy Requirements Section 6-1900 Historic Districts Regulations. 6-1905 A.2.g Regarding landscape maintenance</p>	<p>7.302 TREE CONSERVATION AND LANDSCAPE PLANS A-E Details of planting plans</p>	<p>1245.14 Tree Preservation All subdivision and site plans shall be designed to encourage the preservation of existing trees. A Tree Preservation/Landscape Plan shall be developed in accordance with the Zoning Ordinance using criteria contained in the Facilities Standards Manual.</p>	<p>Issues:</p> <ul style="list-style-type: none"> No requirement in FSM to prioritize planting of native vegetation in Tree Conservation Plan (NHR 6.2 Action C) or removal of invasive species (FTV 4.1 Action C). (Table 3 is comprised of 45% non-native trees and shrubs.) ZO includes one limited reference (in the historic districts regulations section) to invasive species removal (and it only applies to vines). FSM or LSDO do not include any requirements to address the removal of invasive woody vegetation and insects (as also noted in FTV 4.1 Action C.) Typically, applications include in their Tree Conservation and Preservation section one line addressing invasive removal: “Such Management Techniques may include, without limitation, pruning and the removal of vines, invasive species, trees uprooted or damaged by extreme weather conditions, and trees or limbs that are diseased, insect-infested, dead, or are considered a hazard to life or property.” <p>Recommendation:</p> <ul style="list-style-type: none"> Remove non-native trees and shrubs from Table 3 list in FSM. Remove non-native trees and shrubs from ZO Section 5-1400 Buffering and Screening. Create language to address invasive species removal. In addition, add language to FSM Tree Conservation and Landscape Plans to specifically address invasive species removal.

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<p>FTV 4.1 Action B. Incentivize and encourage the preservation of existing trees within required landscape buffer areas and for screening of uses.</p>	<p>Division D: Landscaping, Buffering and Tree Preservation</p> <p>5-1303 Canopy Requirements(full rqmts detailed below in FTV 4.2 Action B)</p> <p>5-666 Schools, Public (Elementary, Middle or High). H) Building and Site Design. (5) Floodplain:</p> <p>5-702 Rural Hamlet Option. M) Advisory Rural Hamlet Siting and Design Guidelines. (2) Landscaping.</p> <p>5-1414 Buffer Yard and Screening Matrix. (5) Buffer Yard Type 5. (e) DESIGN ELEMENTS SPECIFIC TO THE ROUTE 7 CORRIDOR: (ii) POLLINATOR HABITAT Design</p> <p>Guidelines for Policy Areas - Transition and Rural, Towns Historic Villages, and JLMA has language as well.</p>	<p>7.300 TREE CONSERVATION B. Conservation of Existing Trees and Vegetation to Meet Canopy and Buffer Requirements</p> <p>7.303 TREE PROTECTION</p> <p>Tree protection measures during land disturbing activities outlined.</p>	<p>1245.14 Tree Preservation</p>	<p>Issues:</p> <ul style="list-style-type: none"> • Very few, and very specific, ZO applications in regards to tree preservation. <p>Recommendations: Need ZO that cover all situations, not just a select few.</p>
<p>FTV 4.1 Action C. Require the removal of invasive plant species during the development process.</p>				<p>Issues:</p>

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				<ul style="list-style-type: none"> ZO, FSM, or LSDO do not include any requirements to address the removal of invasive woody vegetation and insects during the development process. <p>Recommendations:</p> <ul style="list-style-type: none"> See above re: invasive species regulations
FTV 4.1 Action D. Develop and adopt a Tree Preservation Ordinance.				<p>Issues:</p> <ul style="list-style-type: none"> Does Division D: Landscaping, Buffering and Tree Preservation Section 5-1300 Tree Planting and Replacement qualify as a robust Tree Preservation Ordinance? <ul style="list-style-type: none"> While it does address tree canopy requirements, it does not address planting native vegetation or invasive species removal. <p>Recommendations:</p> <ul style="list-style-type: none"> Review tree preservation ordinances in other jurisdictions to determine what would constitute a comprehensive Tree Preservation Ordinance.
FTV 4.1 Action E. Inventory and map trees and native vegetative resources to be preserved or managed in accordance with County standards and create and maintain a database of these resources to include, but not be limited to, old growth forests, significant tree stands, specimen trees, heritage trees, and State or National Champion trees.	<p>Division D: Landscaping, Buffering and Tree Preservation</p> <p>5-1303 Canopy Requirements</p> <p>4.2 Action B) (addresses inventory but not database portion of Action E)</p>			<p>Issue:</p> <ul style="list-style-type: none"> Aside from Specimen and Champion Trees there does not appear to be such a database, unless the County utilizes State data for priority protection areas. Access to such a database would allow us knowledge if tree preservation priority areas have been identified, and if they are being protected. (Need to check with Mapping & Geographic Information) <p>Recommendations:</p> <ul style="list-style-type: none"> Conservation priority areas are part of state and regional (NVRC) documents and goals. These should be integrated into a local database of target areas. <p>The database should be consulted and used in applying performance standards.</p>
FTV 4.1 Action F. Participate in community tree projects such as the Arbor Day Foundation’s Tree City USA Program.				<p>Issue:</p> <ul style="list-style-type: none"> Many useful community tree planting projects are being waylaid due to current riparian buffer planting limitations. <p>Recommendation:</p>

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				As noted elsewhere, the county must resolve the issue and provide the means for riparian plantings to continue.
FTV Strategy 4.2: Promote tree planting and preservation to reduce the heat island effect, manage stormwater run-off, and improve water quality, air quality, and wildlife habitat.				Issue: <ul style="list-style-type: none"> Tree planting helps the county reach WIP3 goals and achieve many other economic and environmental benefits but it's not being encouraged or incentivized enough. Recommendation: <ul style="list-style-type: none"> As noted elsewhere, the county must resolve the issue and provide the means for riparian plantings to continue. Provide neighborhood incentives for communities to be part of the solution.
FTV 4.2 Action A. Prioritize the planting of native vegetation, specifically along those corridors that provide connections to other natural, environmental, and heritage resources.				Issues: No requirement in FSM to prioritize planting of native vegetation. (Table 3 is comprised of 45% non-native trees and shrubs.) Recommendations: Remove non-native trees and shrubs from ZO section 5-1400 Landscape, Buffering and Screening and Table 3 list in FSM.
FTV 4.2 Action B. Develop Countywide goals and objectives for the creation, maintenance, and preservation of the County's tree canopy.	Division D: Landscaping, Buffering and Tree Preservation 5-1303 Canopy Requirements A-D 5-1304 Variations. 5-1305 Enforcement.	7.300 Tree Conservation Sections A, B, C (as referenced above)		Issues: <ul style="list-style-type: none"> Additional/higher tree canopy goals will help the county reap more benefits Recommendations: <ul style="list-style-type: none"> Explore potential to increase local canopy goals through state regulations.
HASR Policy 5: Historic, Archaeologic and Scenic Resources Strategy 5.1 Protect Context, Character & Values	6-401H-Z in conjunction with heritage commission 6-1800 6-1900 (breached—how to deal with this—maybe with BMI) 4-2102 Traditional Villages 6-1305 SPEX—refer to Heritage Commission 6-307 HDRC	Archaeological surveys, Cemetery regs 7-800 , for prelim. plat rqmts, 8-102		Issues: <ul style="list-style-type: none"> Inadequate protections Recommendations: <ul style="list-style-type: none"> Require Existing Conditions survey of heritage resources with treatment plan requirements during land use application. Provide enforcement if inappropriate treatment occurs. Viewsheds as scenic resources can be interwoven with linear parks and trails overlay.
HASR Policy 5: Strategy 5.1	4-1212 (K) Villages/Adaptive Reuse			Issues:

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Actions A-N				<ul style="list-style-type: none"> Adaptive Reuse can be hard to implement due to parking regulations in villages. Some historic structures (think Waterford) are directly on a street and need parking for employees. <p>Recommendations: Consider offering SPEX in cases of Adaptive Reuse</p>
HASR Policy 5: Strategy 5.1 Actions A-N	<p>6-1900 HDRC CAPPs and Article 6-401 Land Use Applications, Check List Phase. <u>Duties of Zoning Administrator (H) To maintain the inventory of buildings and structures within an Historic Site or HCCD as required by Section 6-1808</u></p>			<p>Issues:</p> <ul style="list-style-type: none"> CAPP are required for historic structures, when located within a HD. <p>Recommendations: Consider adding <u>checkbox on land use applications</u> related to the County’s historic building registry (within HC) and CAPP required in all land use applications for any historic structure (as defined by the HC registry), not just those located in HD.</p>
HASR Policy 5: Strategy 5.1 Actions A-N	<p>6-307 (E) HDRC is tasked with Interagency Coordination</p>			<p>Issues:</p> <ul style="list-style-type: none"> Heritage Commission can also help/do more to assist. <p>Recommendations: Heritage Commission can assist in the issuing of CAPP for land use applications that are not located in HCCD. In Section 1300 (SPEX), specifically 6-1305 Staff Review of Application, (A) Referral: this may be too late in process to effectively protect historic resources</p>
HASR Policy 5: Strategy 5.1 Actions A-N		<p>8.102 #30 Preliminary Subdivision Plats and 7.830 Cemetery Buffers</p>		<p>Issues:</p> <ul style="list-style-type: none"> Locations of cemeteries etc are protected by buffering standards, however when a historic structure is identified by Phase-1 Archaeology on land use applications (FSM 8.102 #20), a Secretary of the Interior’s Standards-appropriate <u>treatment plan</u> is also needed for the historic resource <p>Recommendations: Require the Secretary of the Interior’s Standards-appropriate <u>treatment plan</u> to avoid demolition by neglect</p>
NHR Policy 6: Natural Heritage Resources Protect interconnections, avoid fragmentation Strategy 6.1 RTE species protections	<p>4-910 Land Use Arrangement, Design and Form of the Countryside Village</p>	<p>8-100 Plat rqmts, Champion & specimen trees, tree survey, tree conservation plan Chapter 7</p>		<p>Issues:</p> <ul style="list-style-type: none"> Countryside Village& RV Rural Village do mention conservation, but limited area and needs strengthening <p>Recommendations:</p>

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	5-1300 Tree planting otherwise limited references—mostly to trees & native pollinator plants			<ul style="list-style-type: none"> Add land use arrangement and design requirements for other development types so that interconnections are not lost, and fragmentation does not occur, and RTE species are better protected.
<p>NHR Policy 6: Natural Heritage Resources Protect interconnections, avoid fragmentation</p> <p>Strategy 6.2 Wildlife Habitats, avoid fragmentation, promote preservation</p>	Limited references	Limited references		<p>Issues:</p> <ul style="list-style-type: none"> There is no way to ensure that wildlife corridors are preserved other than through a RSCR/linear parks and trail overlay. NVRC and DCR have documents that reference critical natural resources, but the county has not adopted or referenced them in development guidance. <p>Recommendations:</p> <ul style="list-style-type: none"> Use existing reference documents as a reference point for creating performance standards relating to wildlife habitats and corridors. Performance standards could also identify the need to protect tree canopy/forest cover to be contiguous with adjacent parcels and along riparian areas. <p>Performance standards that protect vegetation between forest cover and nearby wetlands also helps ensure that habitat fragmentation doesn't destroy existing amphibian populations.</p>
<p>NHR 6.1 Action A. Use open space requirements, passive recreation, nature preserves, incentives and regulations to protect areas of natural biodiversity and rare, threatened, and endangered plant and animal species, and plant communities in keeping with the federal Endangered Species Act and to foster the implementation of the Virginia Wildlife Action Plan.</p>				<p>Issues:</p> <ul style="list-style-type: none"> See above <p>Recommendations:</p> <p>See above</p>
<p>NHR 6.1 Action B. Require development applications to identify Loudoun County's natural heritage resources through coordination with the Virginia Department of Conservation and</p>		8.106. B. 2. Construction Plans and Profiles		<p>Issues:</p> <ul style="list-style-type: none"> Inadequate protections <p>Recommendations:</p> <ul style="list-style-type: none"> Target protections through proffers <p>PDR and/or TDR could be used to help with protection of critical habitats</p>

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<p>Recreation (VDCR) – Division of Natural Heritage and the Virginia Department of Game and Inland Fisheries (VDGIF). For those development applications that have a likely presence of one or more natural heritage resource, the County will require the applicant to conduct relevant assessments. In cases where the presence of the species is identified, the County will require the applicant to develop and submit a plan for impact avoidance.</p>		<p>8.107 B. f. Documents to Accompany Site Plans</p>		
<p>NHR 6.1 Action C. Ensure that the study of natural heritage resources is conducted by qualified research organizations such as the VDCR and VDGIF, and develop implementation strategies for the preservation of identified natural heritage resources.</p>		<p>Ditto above</p>		<p>Issues:</p> <ul style="list-style-type: none"> • See above <p>Recommendations: See above</p>
<p>NHR Strategy 6.2. Conserve and protect wildlife habitats, wildlife travel corridors, and access to streams and water sources through the preservation of natural resources such as native vegetation, forest cover, woodlands, floodplains, streams and stream corridors, wetlands, and undeveloped areas associated with steep slopes.</p>	<p>Section 4-1600 MDOD - Mountainside Development Overlay District 4-1601 Purpose and Intent.</p>			<p>Issues:</p> <ul style="list-style-type: none"> • While there is language to protect tree preservation and tree canopies, is that information mapped and used to create wildlife corridors? • The MDOD has not protected steep slope areas from being denuded of tree cover and graded for rural uses such as limited breweries. <p>Recommendations:</p> <ul style="list-style-type: none"> • The regulations need to be reviewed in conjunction with Grading Permit requirements and tightened up. <p>In general, the standards for land clearing and development in mountainside areas should be carefully reviewed.</p>
<p>NHR 6.2 Action A. Require development proposals to create links to adjacent open space and natural resources to help prevent</p>				<p>Issues:</p> <ul style="list-style-type: none"> • The lack of requirements to link open space areas and avoid habitat fragmentation is a weakness of the zoning and land development regulations. <p>Recommendations:</p>

1. Comp Plan Policy or Issue Area (2001 & 2019)	2a. Zoning Ordinance § Reference or N/A (Brief text or summary)	2b. Facilities Standards Manual § Reference or N/A (Brief text or summary)	2c. Land Subdivision & Dev. Ordinance § Reference or N/A (Brief text or summary)	3. Issue Description / Recommendations
habitat fragmentation and foster biodiversity.				<ul style="list-style-type: none"> • Make changes to plat requirements and See above recommendations
NHR 6.2 Action B. Identify essential wildlife corridors and encourage protection of these areas through conservation easements acquired by the County or others, participation in the Open Space Preservation Program, development design, and other means.				<p>Issues:</p> <ul style="list-style-type: none"> • More county action is needed for conservation. <p>Recommendations:</p> <ul style="list-style-type: none"> • Consider how inability to meet performance standards could trigger purchase or transfer of development rights in order to preserve the assets <p>Many avenues are needed to conserve critical county resources including County proffers.</p>
NHR 6.2 Action C. Ensure that new development, redevelopment, and infill development incorporates existing native vegetation and plantings of native vegetation into the landscape design.				<p>Issues:</p> <ul style="list-style-type: none"> • No requirement in FSM to prioritize planting of native vegetation in Tree Conservation Plan. (Table 3 is comprised of 45% non-native trees and shrubs.) • Only requires native plantings in specific areas (Goose Creek Reservoir) or for golf courses. <p>Recommendations:</p> <ul style="list-style-type: none"> • Remove non-native trees from Table 3 in development of Tree Conservation and Landscape Plans, Buffering and Screening. <p>This should also apply to street trees.</p>
NHR 6.2 Action D. Encourage the preservation and plantings of native vegetation to protect pollinators, migrant birds, and other wildlife.		See above		<p>Issues:</p> <ul style="list-style-type: none"> • Limited references to 3 specific circumstances where native pollinators are required—inadequate for habitat preservation and ecosystem service protection. <p>Recommendations:</p> <ul style="list-style-type: none"> • Remove non-native plants from Table 3 in development of Tree Conservation and Landscape Plans, Buffering and Screening.
NHR 6.2 Action E. Promote and support the establishment of public and private nature preserves throughout the County as part of the protection and enjoyment of natural, environmental, and heritage resources.				<p>Issues:</p> <ul style="list-style-type: none"> • This has not been a regulatory consideration. <p>Recommendations:</p> <p>A Linear Parks and Trails/RSCR overlay would help to support this goal.</p>

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<p>CE Policy 7: Complementary Elements-Protect air, water, address noise, light, vibrations</p>	<p>Most references are re: noise, glare, vibrations. 5-1504, 5-1505, 5-1507</p>			<p>Issues:</p> <ul style="list-style-type: none"> • Mechanisms to address pollution need strengthening. • Light pollution has a serious impact on wildlife; migrating wildlife in particular. <p>Recommendation:</p> <ul style="list-style-type: none"> • Beyond glare, ensure that night sky impacts are minimized through performance standards.
<p>SUS Policy 8: Promote sustainability efforts throughout the County.</p>	<p>Nothing</p>	<p>Nothing in the entire FSM related to SUS Policy 8 or SUS Policy 9</p>	<p>In LSDO require solar-ready construction & offer incentives for solar-friendly design, such as waiving permit fees, providing density bonuses, and reducing minimum parking requirements.</p>	<p>Issues:</p> <ul style="list-style-type: none"> • Currently regulations are lacking <p>Recommendations:</p> <ul style="list-style-type: none"> • Ordinances should be developed to incentivize or require: <ul style="list-style-type: none"> ○ Energy efficient construction ○ Lot orientation to maximize PV Solar Panels; ○ Passive solar building design ○ Water conservation ○ Walkable/bike-able/transit community design ○ Electric car charging stations ○ Solar-friendly provisions in development and subdivision regulations including incentives: <ul style="list-style-type: none"> ▪ Waiving permit fees, providing density bonuses, and reducing minimum parking requirements. ○ Mandate solar-ready construction • Loudoun should access up to 100 hours of free technical assistance from national solar experts like NREL to address these and other gaps and barriers to solar, • Cities and counties can still sign up for the SolSmart program. For more information, go to http://www.solsmart.org/ • Review plans form other jurisdictions in Virginia that address energy and sustainability: <ul style="list-style-type: none"> • Arlington County, Community Energy Plan, https://environment.arlingtonva.us/energy/community-energy-plan-cep/ • Fairfax County, Environmental Vision, https://www.fairfaxcounty.gov/environment/sites/environment/files/assets/documents/pdf/environmental-vision-2017.pdf

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				<ul style="list-style-type: none"> • City of Fairfax, Comprehensive Plan, Ch. 4, Environment and Sustainability, https://www.fairfaxva.gov/home/showdocument?id=12382 • Albemarle County, Environmental Services Division Environmental Management and Sustainability, https://www.albemarle.org/department.asp?department=envmgt&relpage=23398 • Loudoun must develop and adopt a Climate and Energy Action Plan to set goals for reducing and eliminating green house gas emissions from all sources. It must include community input from all Loudoun districts. • Once adopted as part of the Comprehensive Plan, then relevant development regulations can be developed. • A great resource: From Policy to Reality. Model ordinance for sustainable development. https://www.leg.state.mn.us/edocs/edocs?oclcnumber=45992633
<p>Strategy 8.1. Support sustainability practices within the Loudoun County Government.</p> <p>Action A: Update and implement the County Energy Strategy (CES)...</p>	Nothing			<p>Issues:</p> <ul style="list-style-type: none"> • In 2019, there was a BMI to update the County Energy Strategy. Instead of a stakeholder group process, the initiative was sent to committee. Staff reports to the committee and the scope of it's recommendations are limited to County operations. The 2009 adopted CES included both public and private sector recommendations. • The County Energy Strategy should be updated and adopted. <p>Recommendations: County Energy Strategy should include both public and private sectors</p>
<p>B. Continue to evaluate... energy demands of government buildings... Transport. Needs... develop plans for energy efficiency.</p>	Nothing			<p>Recommendations/Resources:</p> <p>BUILDINGS</p> <ul style="list-style-type: none"> • Municipal Green Building Code, Environment Code Chapter 7, San Francisco. http://library.amlegal.com/nxt/gateway.dll/California/environment/chapter7/greenbuildingrequirementsforcity?f=templates\$fn=default.htm\$3.0\$vid=amlegal:sanfrancisco_ca\$anc=JD_Chapter7 <p>SEC. 705. LEED CERTIFICATION REQUIREMENTS FOR MUNICIPAL CONSTRUCTION PROJECTS. SEC. 706. LOCALLY-REQUIRED MEASURES FOR MUNICIPAL CONSTRUCTION PROJECTS. (c) Indoor Water Use Reduction.</p>

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				<p>(d) Renewable Energy Efficiency, Better Roofs, and Energy Resilience.</p> <ul style="list-style-type: none"> San Francisco Green Building Code, https://sfenvironment.org/green-building-ordinance-sf-building-code Local Amendments to Building Standards – Ordinances https://www.dgs.ca.gov/BSC/Codes#@ViewBag.JumpTo <p>ENERGY</p> <ul style="list-style-type: none"> CA 2019 Building Energy Efficiency Standards, https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency (new construction of, and additions and alterations to, residential and nonresidential buildings). Virginia Energy Conservation Code, https://building.arlingtonva.us/codes-ordinances/energy-conservation/ Virginia Energy Conservation Code, https://codes.iccsafe.org/content/VECC2015 <p>TRANSPORTATION</p> <ul style="list-style-type: none"> Legislation in the Virginia General Assembly, 2020: https://lis.virginia.gov/cgi-bin/legp604.exe?201+sbj+081 HB 585 Comprehensive plan; certain localities to promote transit-oriented development. Introduced by: Elizabeth R. Guzman, https://lis.virginia.gov/cgi-bin/legp604.exe?201+sum+HB585 Bloomington, MN Code of Ordinances, https://perma.cc/B3PS-7JNL Chicago Zoning Ordinance and Land Use Ordinance, 17-3-0400 Bulk and density standards. Chicago, IL, Zoning Code §§ 17-3-0403-B (2018); 17-10-0102-B (2018).
C. Encourage benchmarking... to establish a baseline for energy demand estimates.	Nothing			<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> Benchmarking energy use of existing and planned County buildings should be used to design renewable energy facilities to service public buildings. Any increase in demand for energy should be provided for by clean renewable sources of energy, after facilitating energy conservation measures. City of Atlanta, Sec. 8-2222 – 8-2228 (2016). - Benchmarking requirements. https://library.municode.com/ga/atlanta/codes/code_of_ordinances?nodeId=PTIICOORANDECO_PT8COHUDE_CH2BURE_ARTJENWA_S8-2222BERE Orlando, FL, Code of Ordinances § 15.03, 15.08 (2016).
D. Use the data from benchmarking the energy use to set policy and regulations...	Nothing			<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> Reduce Loudoun’s greenhouse gas emissions by putting a moratorium on fossil fuel infrastructure expansion, new fossil fuel hook-ups to buildings.

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				The 2009 County Energy Strategy includes Loudoun County Energy Use in 2007 (p. 28, Figure 10.1)
E. Whenever feasible, build County-constructed facilities to LEED Silver, or equivalent, standards.	Nothing			Recommendations/Resources: Require County buildings to be LEED Silver and include a mechanism by which a waiver to this requirement can be obtained.
F. Continue to evaluate all sustainability efforts and improve efforts as new options and technologies become available.	Nothing			Recommendations/Resources: Need timeline targets to review technological improvements and criteria for adoption of new technologies.
G. Continue to monitor the efforts of MWCOG.	Nothing			Recommendations/Resources: As a participating member of the MWCOG and all policy boards, Loudoun should select review recommendations, select appropriate ones and implement them.
H. Support Loudoun Water in expansion of the reclaimed water network.				Recommendations/Resources: <ul style="list-style-type: none"> • VA DEQ Water Reclamation and Reuse Regulation (9VAC25-740). • Continue and expand Loudoun Water's reclaimed water system effluent as an alternative to discharging to surface waters of the state.
I. Incorporate natural, environmental, and heritage resources and BMPs into County Energy Strategy.				Recommendations/Resources: Utilizing the benefits of natural systems in BMPs reduces the use of human-powered energy and saves costs.
J. Prioritize government purchase and use of goods and services that have reduced impacts to human and environmental health.				Recommendations/Resources: <ul style="list-style-type: none"> • Sustainable and Green Procurement, Richmond, VA. http://www.richmondgov.com/ProcurementGreen/index.aspx <ul style="list-style-type: none"> ○ Richmond's Purchasing Policy No. 51: Sustainable and Green Procurement. ○ Provisions of the Mayor's Order #2011-4: For the Establishment of a Green Government. • Green Purchasing: A Guide for Local Governments and Communities. 2006. https://www.state.nj.us/dep/opsc/docs/green_purchasing_guide_local_governments.pdf <p>The MWCOG Regional Climate and Energy Action Plan, (written and adopted by the Climate, Energy, and Environment Policy Committee), has recommendations for local actions to promote sustainability, including government purchasing. https://www.mwco.org/documents/2017/03/23/regional-climate-and-energy-action-plan-climate--energy-climate-change-energy/</p>

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K. Prioritize the use of Loudoun farm products in government purchase of food.				<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> LCPS has a Farm to Table program: https://lcpshealthycafe.org/?page=farmtoschool Use of local food sources increases local sustainability and decreases transportation costs, supporting local farms and small value-added product-based businesses
L. Develop a Sustainability Plan...to balance economic development, social well-being, and environmental health.				<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> General Plan Guidelines: 2017 Update. CA Governor’s Office of Planning and Research. http://opr.ca.gov/planning/general-plan/guidelines.html Appendix A. Example Model Goals, Objectives, and Policies and Programs. http://opr.ca.gov/docs/OPR_Appendix_A_final.pdf Sustainability Planning, Hampton Roads, VA. https://www.hrpdcva.gov/departments/planning/sustainability-planning/ RVA Green. http://www.richmondgov.com/Sustainability/documents/RVAGreen_ARoadmapToSustainability.pdf A Community Plan for a Sustainable Future, VA Beach. https://www.vbgov.com/government/departments/planning/green/Documents/Virginia%20Beach%20Sustainability%20Plan.pdf Community Energy Plan, an element of Arlington County’s Comprehensive Plan, adopted 9/19. https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/13/2019/10/Final-CEP-CLEAN-003.pdf
M. Consider providing electric car charging stations at newly constructed/ County constructed facilities.				<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> AB-1236 Local ordinances: electric vehicle charging stations. CA. https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160AB1236 <p>Charlottesville, VA. Green Building Incentives and Resources. EV Charging Station Mini-Grant Program – for Charlottesville Commercial/Non-Residential Properties. https://www.charlottesville.org/community/community-initiatives/a-green-city/green-building-incentives#EV_minigrant</p>
<p>Strategy</p> <p>8.2. Support energy efficient practices for all in Loudoun County.</p> <p>Action A: Evaluate the energy demands of residential and non-residential buildings, including</p>	Nothing			<p>Recommendations/Resources:</p> <p>Buildings:</p> <ul style="list-style-type: none"> https://building.arlingtonva.us/codes-ordinances/energy-conservation/ new commercial buildings, additions to existing commercial buildings, townhomes of four or more stories, and condominium clusters.

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data centers as well as transportation needs and develop plans for energy efficiency.				<ul style="list-style-type: none"> 2015 Virginia Energy Conservation Code. https://codes.iccsafe.org/content/VECC2015 commercial & residential. New and existing. <p>Data Centers</p> <ul style="list-style-type: none"> District energy systems (DES), provide heating and cooling to buildings that are connected to and powered by localized utility plants.^[1] Loudoun’s CES references district energy in conjunction with data centers. St. Paul, MN has a district energy ordinance: Saint Paul, Minn., Code of Ordinances, App. F §§ 1,2, 5-6 (2007). <p>Transportation</p> <ul style="list-style-type: none"> Transit Oriented Development. VA HB 585: Comprehensive plan; certain localities to promote transit-oriented development. Amended to make it optional. https://lis.virginia.gov/cgi-bin/legp604.exe?201+sum+HB585 signed by Gov. Northam & effective 7/1/20 Transit Oriented Development encouraging affordable housing. City of Los Angeles, CA, Code of Ordinances §§ 12.22(25) (2008); 13.09(E) (1998); 13.07 (1992) Encourage adoption of hybrid and electric vehicles, charging station. Jersey City, NJ, Code of Ordinances § 332-28.1 (2017) <p>Charlottesville, VA. Green Building Incentives and Resources. EV Charging Station Mini-Grant Program – for Charlottesville Commercial/Non-Residential Properties. https://www.charlottesville.org/community/community-initiatives/a-green-city/green-building-incentives#EV_minigrant</p>
B: Research and support opportunities for micro-grid energy and district energy systems.	Nothing			<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> District Energy https://sustainablecitycode.org/brief/district-heating-and-cooling-zones-3/ Schaumburg, IL, Code of Ordinances § 154.70 (C) (2018).
C. Encourage the use of Commercial Property Assessed Clean Energy (C-PACE) and research and support residential PACE program.	Nothing			<p>Recommendation/Resources:</p> <ul style="list-style-type: none"> Commercial Property Assessed Clean Energy ordinance was adopted, an administrator hired, and the program is “live.” <ul style="list-style-type: none"> Program needs to be expanded to allow CPACE for multifamily buildings as well. Recommend that County lobbies for Residential PACE enabling legislation in the next session of the VA GA.
D. Prioritize public investment in energy	Nothing			Recommendations:

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efficient, clean products and infrastructure.				<ul style="list-style-type: none"> Explore and adopt a top 5 list (to start) of actions the county should take (on a regular basis), determine costs and create budget to implement those steps in a time-specific plan to create a more energy efficient infrastructure including: <ul style="list-style-type: none"> Alternative modes of transportation Expansion of water reuse options Creation of district energy systems Use of bioengineering for BMPs <p>Etcetera (new ideas can be added with time)</p>
Strategy 8.3. Support sustainable economic practices within Loudoun County to strengthen economic growth and innovation.				<p>Recommendations:</p> <ul style="list-style-type: none"> Work cooperatively with data center industry to support increased energy sustainability <p>Develop a Climate Action Plan to transition to renewable sources of energy to attract businesses that have corporate sustainability goals requiring 100% renewable energy by date certain.</p>
A. Create partnerships... to foster growth of a sustainable economy...	Nothing			<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> Support/partner on programs to jump-start certification to work in advanced technology and wide variety of science-based fields <p>Special Issue "Vocational Education and Training for Sustainable Development," MDPI. https://www.mdpi.com/journal/sustainability/special_issues/vocation_edu_sus</p>
B. Promote the production and access to sustainable, healthy local food.	Nothing			<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> See recommendations on cluster subdivision, easements, TDR, PDR and other conservation programs <ul style="list-style-type: none"> Cluster developments reduced minimum lot sizes and requiring fifty percent of land be perpetually maintained as open space for agriculture, parks, recreation, or conservation. Concord, MA, Zoning Bylaw § 9.1-9.5 (1962) <p>Farmland Protection Incentive Measure. TDR program. Unity Land Use Ordinance (PDF) (Current as of 2/2010)</p>
C. Support and expand community gardens throughout the County.	Nothing			<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> Provide performance standards and/or incentives to increase the use of community gardens in open space areas in developments throughout the county. <p>Partner with Loudoun County Master Gardeners, Garden to Table to establish vegetable and fruit area in community areas and home gardens http://loudouncountymastergardeners.org/programs/garden-to-table/</p>
Strategy 9.1. Promote water conservation				<p>Recommendations/Resources:</p> <p>Water Conservation. https://sustainablecitycode.org/chapter/chapter-1/1-5/</p>

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through... reuse systems, water saving devices, low impact development techniques...				<ul style="list-style-type: none"> Water Efficiency Standards for New Construction, https://sustainablecitycode.org/brief/water-efficiency-standards-for-new-construction/ Water Efficient Upgrades for Indoor Fixtures and Appliances, https://sustainablecitycode.org/brief/water-efficient-upgrades-for-indoor-fixtures-and-appliances/ <p>Low-Impact Development and Stormwater Management, https://sustainablecitycode.org/chapter/chapter-1/1-2/</p> <ul style="list-style-type: none"> Purchase of Development Rights, https://sustainablecitycode.org/brief/purchase-of-development-rights-3/ <ul style="list-style-type: none"> Stafford County, VA, Code of Ordinances §§ 22A-1 – 22A-11 (current through May 25, 2018). Prince George’s County, MD, Code of Ordinances §§ 30-300 – 30-313 (2006). Tree Canopy Cover, https://sustainablecitycode.org/brief/expand-tree-canopy-cover/ <p>Virginia Tree Canopy Cover, 33 VA ordinances cited in 2019, Department of Forest Resources and Environmental Conservation, Virginia Tech. http://web2.cnre.vt.edu/vtod/results.cfm?canopy_cover=all</p>
A. Educate and encourage the harvesting of rainwater for non-potable use, such as landscape irrigation.	Nothing			<p>Recommendations/Resources:</p> <p>Water efficient landscape:</p> <ul style="list-style-type: none"> Fort Lauderdale, FL requires new developments to submit landscaping plans as part of the development permit process. Fort Lauderdale, FL, Unified Land Development Code § 47-39.A.13 (2009). California Model Ordinance: Cal. Code Regs. tit. 23 §§ 490-495 (1992) Davis, CA Davis Municipal Code §§ 40.42.010 – 40.42.220 (2018); Redding, CA Code of Ordinances §§ 16.70.010 – 16.70.080 (2018) <p>Rain Gardens: https://sustainablecitycode.org/brief/rain-gardens-4/</p> <p>Rain Garden Incentive Program, City of Olympia (2015), https://perma.cc/3ZG6-YLQM.</p>
B. Establish incentives for sustainable development.	Nothing			<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> Explore and incorporate the most successful incentives offered by other counties and localities. <ul style="list-style-type: none"> https://www.lgc.org/wordpress/wp-content/uploads/2016/02/Sustainable-Incentives-Best-Practices.pdf https://www.naco.org/sites/default/files/documents/GB%20Issue%20Brief-Green%20Building%20Incentive%20Trends.pdf

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				<ul style="list-style-type: none"> ○ https://www.areadevelopment.com/sustainable-development/Q2-2018/when-green-turns-to-gold.shtml http://www.energy-grants.net/
Strategy 9.2. Promote the use of salvaged, recycled, or locally produced materials whenever possible.	Nothing			Recommendations/Resources: Recycle, Salvage and Reuse Building Materials. https://sustainablecitycode.org/brief/recycle-salvage-and-reuse-building-materials/ Austin, TX. For certain buildings 1) a maximum weight of waste that may be disposed of per square foot, and 2) a minimum of 50% total waste diversion rate from landfills. Subject to subsequent Council approval, the City also codified an increase in percentage of waste to be diverted from landfills: 50% will increase to 75% by 2020 and 95% by 2030. Austin, TX, Code of Ordinances §§ 15.6.150 – 6.1.70 (2016) .
Strategy 9.3. Evaluate the establishment of Eco-districts within the County.	Nothing			Recommendations/Resources: EcoDistricts, https://ecodistricts.org/about/ <ul style="list-style-type: none"> • Case Studies: Stories from the Neighborhood, https://ecodistricts.org/case-studies-stories-from-the-neighborhood/ <ul style="list-style-type: none"> ○ SW Washington, D.C. ecodistricts.org/wp-content/uploads/2017/08/ed-case-study-swecodistrict-FINAL-august-3-2017.pdf Sustainable Congress Heights, http://ecodistricts.org/wp-content/uploads/2017/08/ed-case-study-sch-FINAL-august-3-2017.pdf
Strategy 9.4. Promote green building standards and green building.	Nothing			Recommendations/Resources: VA DEQ. https://www.deq.virginia.gov/Programs/PollutionPrevention/VirginiaInformationSourceforEnergy/FinancialIncentives.aspx Energy Efficient Buildings Tax Exemption (Code of VA §58.1-3221.2) Potential Applicants: Business, Industry, and Residents This statute allows any county, city, or town to exempt or partially exempt energy efficient buildings from local property taxes. Eligible buildings are those that: Localities offering exemptions: Charlottesville , Roanoke
Strategy 9.5. Support renewable energy.	Nothing			Recommendations/Resources: Renewable Energy: <ul style="list-style-type: none"> • San Francisco, CA offers a series of incentives for residential installation of solar panels. San Francisco, CA, Environment Code § 18 (2017). Georgetown, TX offers multiple incentives for residents wanting to add renewable energy sources to their property. Georgetown, TX, Code of Ordinances § 13.04.083 (2012) .
A: Adopt solar zoning and permitting best	Nothing			Recommendations/Resources:

1. Comp Plan Policy or Issue Area (2001 & 2019)	2a. Zoning Ordinance § Reference or N/A (Brief text or summary)	2b. Facilities Standards Manual § Reference or N/A (Brief text or summary)	2c. Land Subdivision & Dev. Ordinance § Reference or N/A (Brief text or summary)	3. Issue Description / Recommendations
practices for accessory use solar development.				<ul style="list-style-type: none"> Model Ordinance for Smaller-Scale Solar Energy Projects in Virginia (By Right Permitting) 2012. By: Virginia Department of Environmental Quality http://www.deq.virginia.gov/Programs/RenewableEnergy/ModelOrdinances.aspx The model ordinance suggests that smaller-scale solar energy projects (those mounted over a building, parking lot, or other previously disturbed areas or having a disturbance zone of less than two acres) be permitted administratively <p>Sources for the above DEQ model ordinance: the Fairfax County, VA Zoning Ordinance, Henrico County, VA Zoning Ordinance, Accomack County (Proposed) VA Zoning District Amendment, Lexington, VA Solar Tax Exemption Ordinance, Harrisonburg, VA Solar Tax Exemption Ordinance and Northampton County, VA</p>
B: Become certified as a “solar-ready” community under the Department of Energy’s SolSmart program.	Nothing			<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> To access up to 100 hours of free technical assistance from national solar experts like NREL to address these and other gaps and barriers to solar, cities and counties can still sign up for the SolSmart program. For more information, go to http://www.solsmart.org/.
C: Support solar farms with locational criteria to be identified.	Nothing			<p>Recommendations/Resources:</p> <ul style="list-style-type: none"> The Georgia Model Solar Zoning Ordinance Guide. Version 1.0 July 2018. http://www.energy.gatech.edu/sites/default/files/documents/2018-07-30_mso_guide_final.pdf <p>Revise DEQ’s Solar Farm design and siting specifications so that agricultural uses are viable in addition to solar farms. The Piedmont Environmental Council does not support solar farms because agricultural uses are not possible using the current criteria.</p>